

ORDINANCE NO. 030403-11

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12500 CAMERON ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No.C14-02-0182, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.131 acre tract of land, more or less, out of the M. Castro Survey #50 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 12500 Cameron Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 14, 2003.

PASSED AND APPROVED

____ April 3 _____, 2003 §
 §
 §

 Gustavo L. Garcia
 Mayor

APPROVED: _____ **ATTEST:** _____
 Sedora Jefferson Shirley A. Brown
 City Attorney City Clerk

EXHIBIT "A"

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DESCRIPTION

OF A 5.131 ACRE TRACT OUT OF AND A PART OF THE M. CASTRO SURVEY #50, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 5.131 ACRE TRACT BEING A PORTION OF THAT 49.999 ACRE TRACT AS CONVEYED TO SKINNER LANDS TRAVIS COUNTY, LLC, ALSO BEING A PORTION OF THAT 40.00 ACRE TRACT AND THAT 10.00 ACRE TRACT AS CONVEYED TO JAMES M. WATSON AND MARIA PEARL WATSON AS RECORDED IN VOLUME 6514, PAGE 973 OF THE TRAVIS COUNTY DEED RECORDS, SAID 5.131 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at a 1/2" Iron Rod Found at the Southeast corner of a 40.00 Acre Tract as conveyed to James M. Watson as recorded in Volume 6514, Page 973 of the Travis County Deed Records, and the Northeast corner of that 1220.210 Acre Tract as conveyed to Austin HB Residential Properties, LTD. as recorded in Volume 12731, Page 1051 of the Travis County Deed Records, also being in the West Right-of-Way of Cameron Road (Right-of-Way Varies);

Thence, N59°30'35"W, with the common line between the said 40.00 Acre Tract and the 1220.210 Acre Tract, for a distance of 212.50' feet to a Calculated Point at the Southwest corner of the of the herein described tract, From Which a 3/4" Iron Rod Found at the Southwest corner of the said 40.00 Acre Tract, and the Northwest corner Bears N59°30'35"W, 1911.26';

Thence, N31°26'00"E, crossing the said 40.00 Acre Tract and the said 10.00 Acre Tract, for a distance of 1051.90' feet to a Calculated Point, in the North line of the said 10.00 Acre Tract and being in the South line of Lot "E", M& J Addition Section Three as recorded in Book 85, Page 1D-2A of the Travis County Plat Records, From Which as 1/2" Iron Pipe Found Bears N59°31'00"W, 1779.08';

Thence, S59°31'00"E with the common line between the said Lot "E" and the said 10.00 Acre Tract, for a distance of 212.50' feet to a 1/2" Iron Rod Set at the Northeast corner of the said 10.00 Acre Tract, also Being in the West Right-of-Way of Cameron Road;

Exhibit "A"

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Thence, S31°26'00"W, with the common line between the said 10.00 Acre Tract and the said Cameron Road, at 450.13' feet Pass a Calculated Point for the Southeast corner of the said 10.00 Acre Tract, Continuing with the common line of the said 40.00 Acre Tract and the said Cameron Road for a Total distance of 1051.93' feet to the Place of Beginning, Containing 5.131 Acre of Land Area.

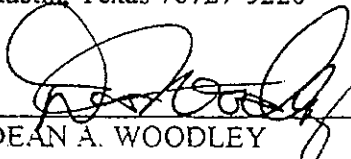
The bearings for the above description are based upon the 40.00 Acre and 10.00 Acre Tract as conveyed to James M. Watson and Maria Pearl Watson as recorded in Volume 6514, Page 970 of the Travis County Deed Records.

STATE OF TEXAS)(

COUNTY OF TRAVIS)(

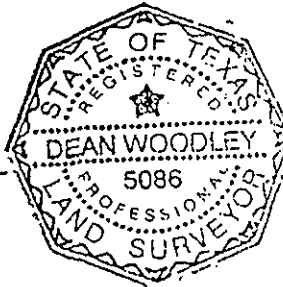
I hereby certify that this field note description was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

LIVE OAK SURVEYING
12421 Wycliff Lane
Austin, Texas 78727-5220

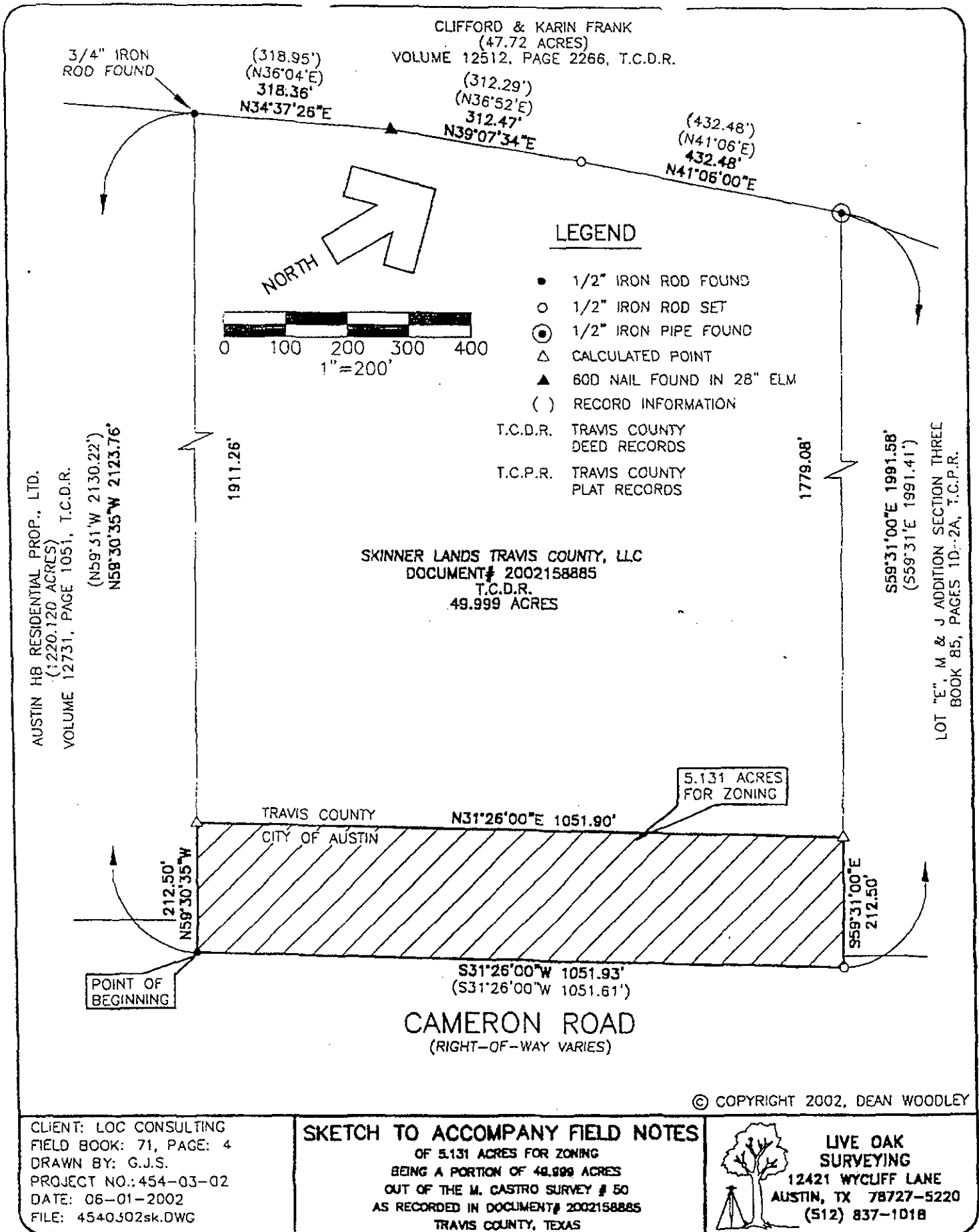

DEAN A. WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

DATE:




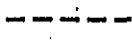
11-19-2002



4540302sk.WPS





 1" = 600'	SUBJECT TRACT		ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER Q31
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-02-0182	DATE: 02-11	
	CASE MGR: S. GAGER		ADDRESS: CAMERON ROAD	INTLS: SM	
			SUBJECT AREA (acres): 5.131		